

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes November 15, 2023

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:31 p.m. at the Nederland Economic Development Corporation, 1519 Boston Avenue, by President Bret Duplant.

QUORUM

Board members present: Bret Duplant, Don Albanese, Chief Billy Neal, Billy Doornbos and Kasey Taylor.
Others present Kay DeCuir NEDC Executive Director
Absent: Anthony Toups, Mitch Macon

INVOCATION AND PLEDGE

Bret Duplant gave the Invocation and led the Pledge

MINUTES

A motion was made by Kasey Taylor and seconded by Don Albanese to approve the minutes of the October 18, 2023 meeting.

Motion Carried

Ayes: Albanese, Duplant, Taylor

Noes: None

Abstain: Doornbos, Neal (not present at 10/18/23 meeting)

Absent: Anthony Toups, Mitch Macon

EXECUTIVE SESSION

The regular meeting was recessed at 4:33 p.m. by President Duplant for the purpose of conducting an Executive Session of the Nederland Economic Development Corporation, as authorized by the Texas Government Code Chapter 551.087 Deliberations regarding Economic Development Incentives; Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice; Texas Government Code Chapter 551.072 to discuss acquisition, exchange and/or release of property.

RECONVENE

The regular meeting was reconvened by President Duplant at 4:48 p.m. President Duplant announced no action was needed on Texas Government Code Chapter 551.087 Deliberations regarding Economic Development Incentives; no action was needed for Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice; no action was needed for Texas Government Code Chapter 551.072 to discuss acquisition, exchange and/or release of property.

COMMUNICATION

Kay DeCuir shared the following with the Board;

1. January 11, 2024, The Regional Economic Forecast Luncheon, NEDC has a reserved table.
2. Asbestos Abatement is now complete for 1308 Boston Avenue.
3. 1308 Boston Avenue Contract with the City, NEDC and their attorneys are cleaning up the contract to move forward and close.
4. CBAs- Neighborhood Vet Hospital, RAD Graphics/Dancewear and Tees2urDoor have been monitored and officially closed.
5. The other CBAs awarded are under construction so they have no monitoring at this time.
6. The two CBAs under continued monitoring are Checkers and Juanita's. Both businesses are doing well.
7. There are no new PRIDE Applications at this time.
8. 1215 Boston Avenue has been surveyed and just waiting to close.

9. November 30, 2023 at 7:00 pm, Energy Transfer will make a community presentation on their major upcoming projects at the NISD PAC Center.
10. Concert Series are great for the community but we will need more sponsors next year. The Fall Market Day was very successful and will be held only once a year. The expenses to host the market are adding up so one time a year is affordable for NEDC. Many new businesses share that this event brings in revenue like a Black Friday or larger than Black Friday and Small Business Saturday. Both events hosted by NEDC are very beneficial for our community.
11. Atlanta Avenue "Off Boston" project has kicked off. We will meet the last Monday of each month for an update and debrief at the construction trailer. Project completion is scheduled for the end of May 2024. Four trees will have to be removed, mostly are small by the fence behind Checkers and one large tree that will be in the way of the retail cottage behind the hair salon.
12. NEDC is purchasing the alleyway from the City of Nederland.
13. NEDC Meetings will be moved to 5:00 pm starting in December 2023.
14. 1217 Boston Avenue and 1118 Atlanta Avenue are receiving prospect calls and tours.
15. December 13, 2023 will be the next NEDC Meeting.

ADJOURN


There being no further business, a motion was made by Billy Doornbos and seconded by Kasey Taylor to adjourn the meeting at 5:10 pm.

Motion Carried

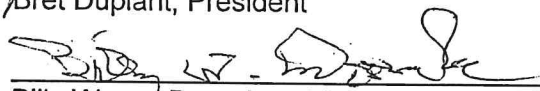
Ayes: Albanese, Doornbos, Duplant, Neal and Taylor.

Noes: None

Absent: Anthony Toups, Mitch Macon



Bret Duplant, President



Billy Wayne Doornbos, Vice President